

PB# 88-4

Automotive Brake

4-2-15.2

88-4 Automotive Break

561-6210

Lorenson

5/10

General Receipt 10173

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Automotive Brake Co. Sept 14 1988 \$ 164.00

One Hundred Sixty-four 00 DOLLARS

For \$100.00 Site Plan - \$64.00 Engineering Fee #88-4

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 7769		\$164.00

By Pauline M. Townsend ES

Town Clerk
Title

General Receipt 9592

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Automotive Brake February 17, 1988 \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee (#88-4)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 6204		\$25.00

By Pauline M. Townsend ES

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 33-88 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Automotive Brake

for a Site Plan - Frontage/Access NYS 300

County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: AUTOMOTIVE BRAKE SITE PLAN (T88-4);
NEW WINDSOR PLANNING BOARD
DATE: 30 AUGUST 1989

This memorandum shall confirm that on 29 August 1989 we made a site visit to the subject project to determine the status of the completion of the site improvements associated with the approved site plan (approved 8 June 1988). The following items were noted in our site visit:

1. The existing slotting drains at the drive entrance have been removed, evidently as part of the State Highway project.
2. The eleven (11) parking spaces along Temple Hill Road have not been constructed, including the two (2) handicapped spaces shown in that area.
3. The fifteen (15) parking spaces in the front of the building do not have stripped delineation.
4. Two (2) handicapped spaces exist at the southern corner of the front of the building (they were not shown there on the approved plan); however, these two spaces and the existing signs do not meet current standards.
5. The parking spaces along the right side (southeast) are not along the guardrail, they are provided along the edge of pavement. In addition, a handicapped space exists on this side with improper sign and delineation.
6. No pavement arrows exist to delineate the one-way traffic pattern approved on the plan.

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: AUTOMOTIVE BRAKE SITE PLAN (T88-4);
NEW WINDSOR PLANNING BOARD
DATE: 30 AUGUST 1989

-2-

At this time the site does not comply with the approved plan.

At such time that additional work is done on site to make same comply with the approved site plan, please advise me such that we can make a "follow-up" visit to determine general compliance with the site plan as approved by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEemj

cc: Planning Board

bab



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E. PLANNING BOARD ENGINEER
SUBJECT: AUTOMOTIVE BRAKE SITE PLAN (T88-4)
NEW WINDSOR PLANNING BOARD
DATE: 5 OCTOBER 1989

This memorandum shall confirm that on 3 October 1989 we made a follow-up site visit to the subject project to determine the status of the completion of the site improvements associated with the approved site plan (approved 8 June 1988). Our previous field visit of 29 August 1989 noted several items which were not completed. The following items were noted in our latest site visit:

1. The eleven (11) parking spaces along Temple Hill (Freedom) Road have not been delineated, including the two (2) handicapped spaces shown in that area.
2. The two (2) handicapped spaces along the front of the building are not located in the location where approved on the plan.
3. All handicapped spaces do not appear to have the correct delineation and signage, per ANSI standards.

At this time, the site does not comply with the approved plan. At such time that additional work is performed on site such that compliance with the approved plan results, please advise me such that we can make another visit to determine such compliance.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJESjg

cc: Town Planning Board

bab1



AUTOMOTIVE BRAKE CO.

of Newburgh, Inc.



300 Temple Hill Rd. • New Windsor, NY 12550-6898

Robert E. Lorenzen
President

(914) 561-6391

Jane A. Hayward
Treasurer

June 28, 1988

Department of Transportation
4 Burnett Blvd.
Poughkeepsie, NY 12600
Attention: Al Dixon Regional Director

RECEIVED

JUL 8 1988

McGOVEY & HAUSER
CONSULTING ENGINEERS, P.C.

Dear Sir;

We just found out today that the state is planning to put a sidewalk along the east side of Temple Hill Road that starts no where and ends no where. (Like from a school to a residential area).

All we can see is that this will cause an extra maintenance expense for the property owners with no benefit to area residents. These commercial businesses are conducted and all employees go to and from work, by private auto or truck.

We can see this sidewalk becoming a dangerous play area for kids with skate boards and bikes.

This will be a waste of money that could well be spent on other road improvements. It will not benefit any local residents or tax payers.

Yours truly,

Robert E. Lorenzen
Owner - Automotive Brake Co.

cc: A.J. Bauman - Regional Construction Engineer

"MORE MILES SAFELY"

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: _____

Automotive Brake

PROJECT NO. : _____

88-4

TYPE OF PROJECT:

Subdivision _____

Site Plan ☒

Lot Line Change _____

Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

Date
App'd

Date
Not App'd

Not
Required

Planning Board Engineer _____

Highway _____

Bu. Fire Prev. _____

Sewer _____

Water _____

Flood _____

5-27-88

5-25-88

5-25-88

OUTSIDE DEPT./AGENCY REVIEWS:

DOT _____

DEC _____

O/C PLANNING _____

O/C HEALTH _____

NYSDOH _____

OTHER (SPECIFY) _____

5-31-88

See Comments

SEOR:

Lead Agency Action _____

Determination _____

EAF Short _____

Long _____

Submitted _____

Accepted _____

Proxy: Filed _____

Representative _____

PUBLIC HEARING:

Held (DATE) _____

Waived* _____

Other _____

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date _____

+ 30 days = Action Date _____

Preliminary P/H Date _____

+ 45 days = Action Date _____

Preliminary App'l Date _____

+ 6 months = Final Resub. Date _____

Final Plan Date _____

+ 45 days = Final App'l Date _____

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date _____

+ 6 months = Submittal Date _____

First Meeting Date _____

+ 90 days = Final App'l Date _____

5-18-88

Mr. Greg Shaw came before the Board representing this proposal.

Mr. Shaw: Very simply, Automotive Brake, is on Temple Hill Road. Presently there is a building on the site totally 24,000 square feet. Approximate dimensions 160 by 150 feet. Use in the existing building is office space, retail space and shop and warehouse space. Our proposal before the Board is very simple. We'd like to construct a 30 foot wide addition to the rear of the Automobile Brake. That addition will be 4500 square feet. It's dimensions will be 30 feet by 150 feet wide and used primarily as a shop area. With respect to the zoning ordinance, we are permitted, as we are in a PI zone, our parcel is just a little bit shy of six acres. We meet all the setbacks and there will be no extension of services to this particular building. There is municipal water and sewer available to the building and we will be just expanding the lines inside the building. That is all I have to say. It is a relatively simple project. If you have any questions, please ask.

Mr. Pagano: Is the roof line going to match the present roof line?

Mr. Shaw: It is going to be a couple feet lower.

Mr. Pagano: It is not going to be a slab?

Mr. Shaw: No, one on twelve pitch. Similar roof line, just step down a little bit.

Mr. Scheible: Since the Fire Bureau is coming down on us lately, how does this stand with the existing site with parking that close to the building? Now they are looking for a 30 foot clearance. They want 30 feet surrounding the building.

Mr. Schiefer: These parking spaces exist, the new ones are back here.

Mr. Scheible: We are going to send one to them and get their comments back.

Mr. McCarville: Is this paved in the rear of the building now?

Mr. Shaw: Edge of gravel so that is gravel. See this line,

I am following, that is the edge of the existing gravel.

Mr. McCarville: What is paved?

Mr. Shaw: This is paved to here.

Mr. Edsall: I think the use is a use, too, which is office which combines warehouse space for distribution of products which varies a little. I'd like the Board to discuss what use they'd consider that is the closest. I find under the PI zone, if you meet all the requirements, you would not need a variance. Also, I computed the parking somewhat less than what you have. So, rather than showing --

Mr. Shaw: I will take your numbers.

Mr. Edsall: I want to see if the Board all agrees.

Mr. McCarville: You are going to have to change the name.

Mr. Edsall: I'd like to see if the Board agrees with the use and numbers.

Mr. Rones: He is not changing the use of the building.

Mr. Edsall: You have to compute the parking requirements and the rear yard setbacks.

Mr. Van Leeuwen: Why don't you get together with Mr. Shaw?

Mr. McCarville: Call it distribution.

Mr. Scheible: The only problem I can see is if we send it on to the Fire Bureau and I am curious to see how it comes back. Now they want 30 feet completely on all four sides.

Mr. Babcock: We are estimating from the back of the existing building back is a gravel base for the parking lot and is that going to remain as gravel?

Mr. Shaw: That is our intention at this point, yes.

Mr. Scheible: Gravel or oil and chip.

Mr. Shaw: Existing as gravel now, just in the rear and our intent is to leave it as gravel.

Mr. Van Leeuwen: All the employees park back here?

Mr. Shaw: There are six spaces physicall on the site today. Those are indicated with a solid line and we do not use them. These dotted are allocated as future, if needed, because the plant shows 106 parking spaces. No way can we use 106 spaces. Our intent was to show them on the drawing, then if we need them, put them in. He doesn't use the 68 he has now. So again, for all purposes, this is the edge of the existing gravel right through here. Leave it the way it is.

Mr. Scheible: Can you draw lines in the gravel for parking spaces?

Mr. Shaw: We are not going to park there.

Mr. McCarville: This is an issue with the Fire Board. I think until we sit down and have a meeting with them face to face, we ought to proceed and approve these plans as we deem that they meet the codes.

Mr. Scheible: The further we go, the deeper the animosity gets between the two boards and I don't want to create a situation like that. It is only going to cause havoc later on down the road. It is causing problems with Mike and I just don't want to see these problems arising. I want to submit this to the Fire Bureau.

Mr. McCarville: I agree, submit it. If they reject the plan, that doesn't mean we have to reject the plan.

Mr. Van Leeuwen: My feeling is we are the planners, not them.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: AUTOMOTIVE BRAKE SITE PLAN
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD
PROJECT NUMBER: 88-04
DATE: 18 MAY 1988

1. The Applicant has submitted a site plan for review for the construction of an addition to the existing Automotive Brake facility. Included on the site plan are some additional site improvements associated with the addition.
2. It is my understanding, from the review of the plan, that the only proposed work includes the new addition, some grading, a retaining wall at the rear of the new addition and three (3) new wall-mounted light fixtures. The Board may wish to verify with the Applicant that this is the limit of what is proposed.
3. A review of the plan indicates that the limits of the existing paving do not necessarily coincide with the indicated existing parking. This could be corrected as part of this site improvement. (also see next comment in regard to parking).
4. My review of the "Parking Schedule" is such that I feel the requirement indicated for the warehouse areas is greater than that required by the code. The Applicant should review this calculation and revise the required parking, if appropriate. In addition, the plan makes reference to "future parking as required". The Board should discuss whether the compliance with the code for minimum parking will be required as part of this site plan application, or can be "future".
5. The Board should review the Bulk Tables and determine the use which this development is being considered as. Following determination of the class of use, the "required" portion of the "zoning schedule" can be reviewed.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

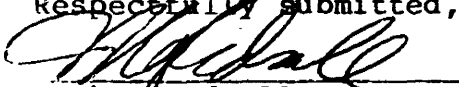
PROJECT NAME: AUTOMOTIVE BRAKE SITE PLAN
PROJECT LOCATION: TEMPLE HILL (FREEDOM ROAD)
PROJECT NUMBER: 88-04
DATE: 18 MAY 1988

-2-

6. The number of handicapped parking spaces as provided on the plan does not comply with the minimum requirement outlined in the New York State Uniform Building Code. If the total parking spaces are as indicated on the plan, five (5) of the spaces must be handicapped spaces.

7. At such time that the items above have been reviewed by the Planning Board and a determination made regarding the class of use, further engineering review will be made and comments provided, as necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE.emj

autosite.emj



Louis Helmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BOARD P & D Reference No. NUT 33-88M
County I.D. No. 4 1 2 1 15.2

Applicant AUTOMOTIVE BEAKE

Proposed Action: SITE PLAN: BLDG. ADDITION

State, County, Inter-Municipal Basis for 239 Review FRONTAGE ACCESS NYS 300

Comments:

IF ADDITIONAL TRAFFIC RESULTS FROM BLDG.

ADDITION NYS DOT SHOULD BE INFORMED

Related Reviews and Permits

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

MAY 31, 1988
Date

Peter Garrison
Commissioner

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 88-04

FIRE BUREAU
REFERENCE NUMBER: 88-34

SITE PLAN FOR: Automotive Brake

ADDRESS: Temple Hill Road , New Windsor

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 27 May 1988.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

 x The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

 1. The construction of the proposed new addition must
 be a Type 1 fire resistive constructions and a sprinkler system
 would have to be installed for the entire existing and new
 addition to permit the increase in building size, as per the
 New York State Fire Prevention and building Code. *RE needs to*
 Show sprinkler TAP

 **** Plans were reviewed by the Office of Fire Inspector
 in the absence of a Fire Prevention bureau meeting.

SIGNED: *AmcDonnell*

Automotive Brake 88-4

5-24-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER ~~ENGINEER~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
Shaw Engineering for the building or subdivision of
Automotive Brake has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason.

Tied in To Sewer

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lumant D. M. J.
SANITARY SUPERINTENDENT

May 25, 1988
DATE

Automotive Brake

88-4

5-24-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Shaw Eng - for the building or subdivision of
Automotive Brake has been
reviewed by me and is approved L
disapproved _____.

~~If disapproved, please list reason.~~

This property is serviced with water from
union Ave - see water dept. to location

HIGHWAY SUPERINTENDENT

Steve Dillio

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5-25-88

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Automotive Brake Site Plan
PROJECT NUMBER: 88-4

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYS DOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application _____
Submittal Checklist _____

EAF _____
Dept. Review _____

* O/C Planning and DOT as required.

88-4

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550
FARM IN ADVANCE

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN OR Lot Line Change
or SUBDIVISION PLAN APPROVAL

1. Name of Project Automotive Brake
2. Name of Applicant Automotive Brake Co. of Newburgh Inc. Phone 561-6280
Address 300 Temple Hill Road, New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as above Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Shaw Engineering Phone 561-3695
Address 744 Broadway Newburgh N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the Northeast side of Temple Hill Road
800 feet Southeast (Street)
of Union Avenue (Direction)
(Street)
7. Acreage of Parcel 5.96 8. Zoning District PI
9. Tax Map Designation: Section 4 Block 2 Lot 15.2
10. This application is for 4500 S.F. addition to existing
warehouse
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section 4 Block 2 Lot(s) 15.2

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Robert E. Loring, Jr.
(Owner's Signature)

16th day of February 1988 Same As Above
(Applicant's Signature)

Lynn M. Vance
Notary Public

(Title)

LYNN M. VANCE
Notary Public, State of New York
No. 481142
Appointed in Orange County
My Commission Expires November 10, 1989

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Robert Lorenzen-----, deposes and says that he does
~~business~~ at 300 Temple Hill Road, New Windsor

(Owner's Address)

in the County of Orange-----

and State of New York-----

and that he is the owner in fee of Tax map designation Section 4,
Block 2, Lot 15.2 in the Town of New Windsor,-----

which is the premises described in the foregoing application and

that he has authorized Gregory J. Shaw, P.E.-----

to make the foregoing application as described therein.

Date: Feb. 12, 1988-----

Robert E. Lorenzen-----X
(Owner's Signature)

Ed T. Forest-----X
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

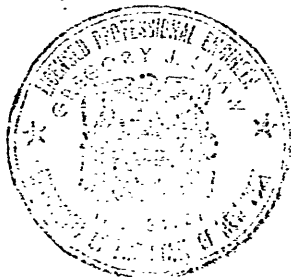
ITEM

- | | |
|--|--|
| 1. <u>X</u> Site Plan Title | 29. <u>N/A</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through Section |
| 3. <u>X</u> Applicant's Address(es) | 31. <u>N/A</u> Catch Basin Locations |
| 4. <u>X</u> Site Plan Preparer's Name | 32. <u>N/A</u> Catch Basin Through Section |
| 5. <u>X</u> Site Plan Preparer's Address | 33. <u>X</u> Storm Drainage |
| 6. <u>X</u> Drawing Date | 34. <u>X</u> Refuse Storage |
| 7. <u>X</u> Revision Dates | 35. <u>N/A</u> Other Outdoor Storage |
| 8. <u>X</u> AREA MAP INSET | 36. <u>N/A</u> Water Supply |
| 9. <u>X</u> Site Designation | 37. <u>N/A</u> Sanitary Disposal Sys. |
| 10. <u>X</u> Properties Within 500 Feet of Site | 38. <u>N/A</u> Fire Hydrants |
| 11. <u>X</u> Property Owners ^{Adjoining} (Item #10) | 39. <u>X</u> Building Locations |
| 12. <u>X</u> PLOT PLAN | 40. <u>X</u> Building Setbacks |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 41. <u>N/A</u> Front Building Elevations |
| 14. <u>X</u> Metes and Bounds | 42. <u>N/A</u> Divisions of Occupancy |
| 15. <u>X</u> Zoning Designation | 43. <u>N/A</u> Sign Details |
| 16. <u>X</u> North Arrow | 44. <u>X</u> BULK TABLE INSET |
| 17. <u>X</u> Abutting Property Owners | 45. <u>X</u> Property Area (Nearest 100 sq. ft.) |
| 18. <u>X</u> Existing Building Locations | 46. <u>X</u> Building Coverage (sq. ft.) |
| 19. <u>X</u> Existing Paved Areas | 47. <u>X</u> Building Coverage (% of Total Area) |
| 20. <u>X</u> Existing Vegetation | 48. <u>X</u> Pavement Coverage (Sq. Ft.) |
| 21. <u>X</u> Existing Access & Egress | 49. <u>X</u> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <u>N/A</u> Landscaping | 50. <u>X</u> Open Space (Sq. Ft.) |
| 23. <u>X</u> Exterior Lighting | 51. <u>X</u> Open Space (% of Total Area) |
| 24. <u>N/A</u> Screening | 52. <u>X</u> No. of Parking Spaces Proposed. |
| 25. <u>N/A</u> Access & Egress | 53. <u>X</u> No. of Parking Required. |
| 26. <u>X</u> Parking Areas | |
| 27. <u>X</u> Loading Areas | |
| 28. <u>N/A</u> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.



By: Eugene J. L.
Licensed Professional

Date: Feb 16, 1988

PROJECT I.D. NUMBER

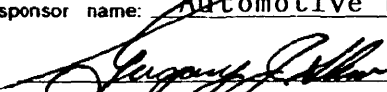
617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Automotive Brake Co. of Newburgh Inc.</u>	2. PROJECT NAME <u>Automotive Brake</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc.. or provide map) <u>300 Temple Hill Road. 800 Feet Southeast of Union Avenue.</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>4500 S.F. warehouse addition.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>5.96</u> acres Ultimately <u>5.96</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Planned Industrial Zone PI</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N.A.</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Automotive Brake</u> Date: <u>Feb. 12, 1988</u>	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
No - Consistent with present use.	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
No - Brewster House Restaurant listed on the N.Y.S. historic register is located 350 feet from site. Project will have no impact.	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

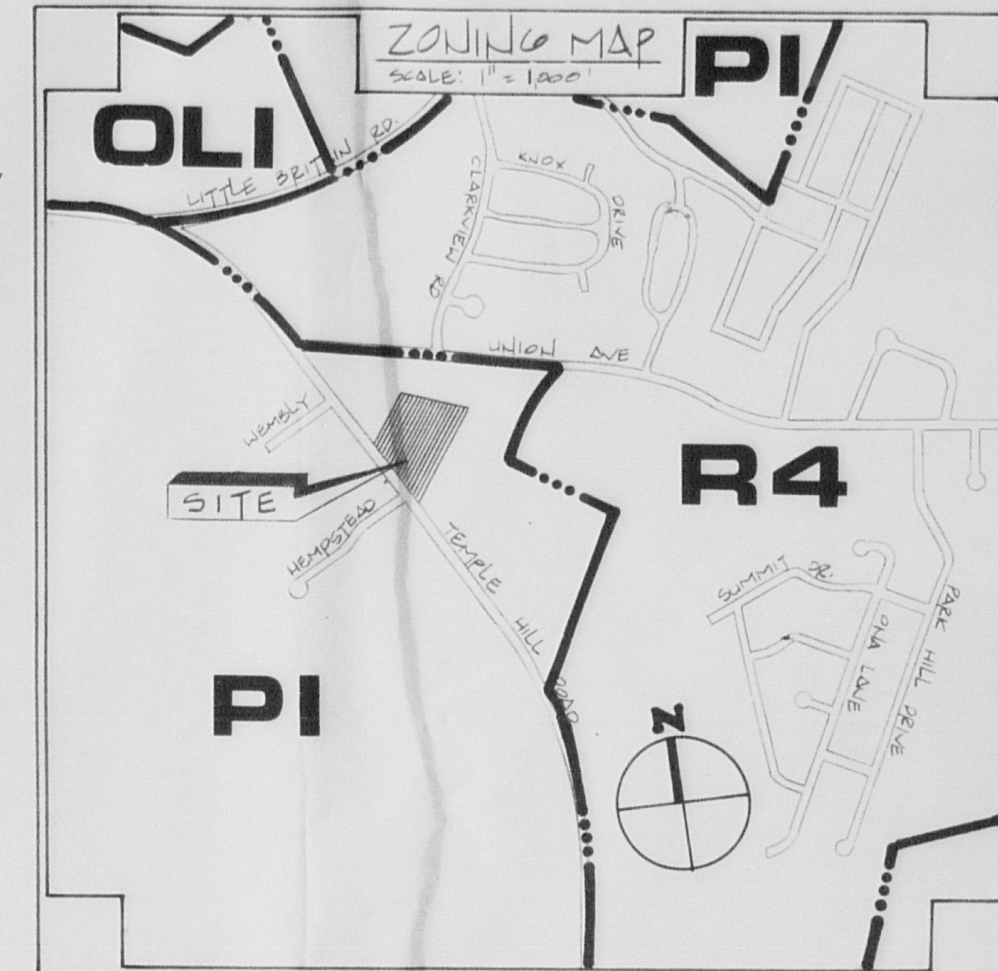
<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Town of New Windsor Planning Board Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	<i>Clifford T. Foresto</i> , P.E. Signature of Preparer (If different from responsible officer)
Date	

LANDS OF NEW WINDSOR
BUSINESS PARK ASSOCIATES

Table of Landmark Regulations Planned Industrial (PI) Town of New Windsor											
A	B	C	D	E	F	G	H	I	J	K	L
Land Use	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Building Height	Maximum Building Footprint	Maximum Building Setback	Maximum Building Coverage	Maximum Building Spacing	Maximum Building Height	Maximum Building Footprint	Maximum Building Setback
1. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
2. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
3. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
4. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
5. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
6. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
7. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
8. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
9. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.
10. Industrial use	10,000 sq. ft.	100 ft.	100 ft.	35 ft.	10,000 sq. ft.	10 ft.	100%	10 ft.	35 ft.	10,000 sq. ft.	10 ft.

PARKING SCHEDULE	
EXISTING BUILDING	REQUIRED
1) OFFICE 1000 SF @ 1 SPACE/200 SF	5
2) RETAIL 7000 SF @ 1 SPACE/100 SF	48
3) SHOP & WAREHOUSE AREAS 15000 SF @ 1 SPACE/100 SF	15
NEW ADDITION	
1) SHOP & SHIPPING AREA 4500 SF @ 1 SPACE/100 SF	5
TOTAL	77 PARKING SPACES
EXISTING PARKING	68
PROPOSED PARKING	9
TOTAL AVAILABLE PARKING	77 PARKING SPACES

- NOTES
- 1) TOTAL PARCEL AREA: 5.90 ACRES
 - 2) PARCEL TAX MAP DESIGNATION: SECT. 4 BLOCK 2 LOT 15.2
 - 3) RECORD OWNER & APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURNHILL, INC. 280 TEMPLE HILL RD. NEW WINDSOR, NY 12550
 - 4) BOUNDARY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "MAP OF SUBDIVISION, LOT LINE & ALIGNMENT FOR NEW WINDSOR BUSINESS PARK" PREPARED BY PETER & HARTIG, L.L.C. AND DATED APRIL 2, 1987. DRAWING WAS FILED IN OFFICE OF ORANGE COUNTY CLERK ON AUG. 14, 1987 AS MAP NO. 8487.
 - 5) PLANIMETRIC AND TOPOGRAPHIC INFORMATION OBTAINED BY PETER & HARTIG, L.L.C. IN DECEMBER OF 1987.
 - 6) THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONFIRMED APPROXIMATE PRIOR TO EXCAVATION. THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - 7) CITY INDUSTRIAL CODE REQUIRES 6 MONTHS' NOTICE BEFORE EXCAVATION. DURING THE EXCAVATION UNDERGROUND UTILITIES CALL CENTER TEL NO. 1-800-345-2223.
 - 8) EXISTING 10" WATER SERVICE LINE PROVIDES WATER FOR EXISTING SPRINKLER SYSTEM AND WILL BE ADEQUATE FOR SPRINKLER SYSTEM IN NEW ADDITION.



ZONING SCHEDULE	
ZONE	REQUIRED / PROPOSED
MIN. LOT AREA	80,000 SF / 80,000 SF
MIN. LOT WIDTH	200 FT / 200 FT
FRONT YARD SETBACK	100 FT / 100 FT
REAR YARD SETBACK	50 FT / 50 FT
MAX. BUILDING HEIGHT	25 FT / 25 FT
MAX. LOT COVERAGE	25% / 25%
MAX. LOT AREA	120,000 SF / 120,000 SF

